151.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,000 / 928,000
					USE VALUE:	928,000 / 928,000
					ASSESSED:	928,000 / 928,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURNAGHAN STEPHEN JOHN
Owner 2:	
Owner 3:	
Street 1:	10 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WALLACE CHRISTINE/ESTATE -
Owner 2:	-
Street 1:	10 CEDAR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1893 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6726.000	430,600		497,400	928,000
Total Card	0.154	430,600		497,400	928,000
Total Parcel	0.154	430,600		497,400	928,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.23 /Parcel: 490.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100072

GIS Ref

GIS Ref

Insp Date 10/12/16

!11846!

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	430,600	0	6,726.	497,400	928,000		Year end	12/23/2021
2021	101	FV	419,100	0	6,726.	497,400	916,500		Year End Roll	12/10/2020
2020	101	FV	419,300	0	6,726.	497,400	916,700	916,700	Year End Roll	12/18/2019
2019	101	FV	317,500	0	6,726.	466,300	783,800	783,800	Year End Roll	1/3/2019
2018	101	FV	317,500	0	6,726.	385,500	703,000	703,000	Year End Roll	12/20/2017
2017	101	FV	317,500	0	6,726.	354,400	671,900	671,900	Year End Roll	1/3/2017
2016	101	FV	317,500	0	6,726.	323,300	640,800	640,800	Year End	1/4/2016
2015	101	FV	301,600	0	6,726.	317,100	618,700	618,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:13:39

LAST REV

Date	Time
10/07/20	14:59:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11846

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALLACE CHRISTI	74620-413		5/6/2020	Estate/Div	847,000	No	No		
DEMOPOULOS JAME	64127-437		8/25/2014	Convenience	625,000	No	No		Christiane A Wallace dod 8/5/2019
DEMOPOULOS JAME	64127-432		8/25/2014	Convenience	1	No	No		
DEMOPOULOS JAME	54646-415		5/6/2010	Convenience	1	No	No		
	10947-112		9/30/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2015	1754	Manual	5,210					
10/30/2015	1672	Manual	5,210					
1/30/2006	59	Porch	5,000					replace 16 x16 por

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
10/12/2016	Permit Visit	DGM	D Mann
10/12/2016	Measured	DGM	D Mann
11/12/2008	Meas/Inspect	345	PATRIOT
11/22/1999	Meas/Inspect	263	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6726		Sq. Ft.	Site		0	80.	0.92	9									497,423						497,400	

Total AC/HA:	0.15441	Total SF/SM:	6726	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	497,423	Spl Credit		Total:	497,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	12		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20467508
Const Adj.:	0.97129685
Adj $ / SQ:	157.963
Other Features:	129250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	529052
Depreciation:	98404
Depreciated Total:	430648

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

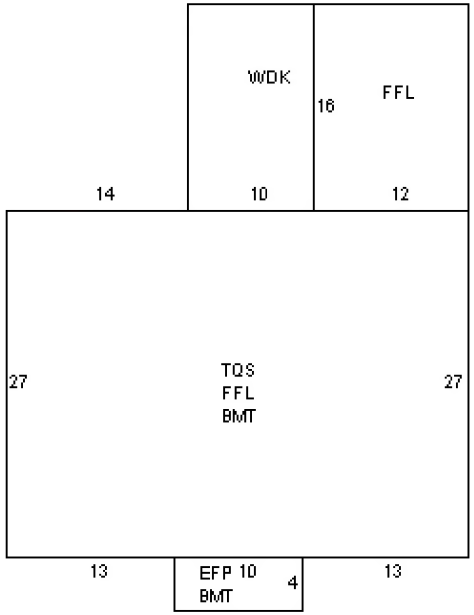
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	2006
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.76
Special Features:	0	Val/Su Net:	138.68
Final Total:	430600	Val/Su SzAd	227.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	157.960	183,869
BMT	Basement	1,012	47.390	47,958
TQS	3/4 Story	729	157.960	115,155
WDK	Deck	160	11.900	1,904
EFP	Enclos Porch	40	70.520	2,821

Net Sketched Area:	3,105	Total:	351,707
Size Ad	1893	Gross Area	3348	FinArea	1893
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X20	A	AV	1927	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

151.0-0002-0021.0

IMAGE

AssessPro Patriot Properties, Inc